

DOC # 794925
12/28/2011 01:05PM Deputy: PK
OFFICIAL RECORD

Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-1211 PG-5831 RPTT: 347.10



A. P. No. 1319-19-710-018
No. PFI-090147

R.P.T.T. \$347.10

When recorded mail to:
Capital Finance

589 Tahoe Keys Blvd., #E7
South Lake Tahoe, CA 96150

Mail tax statements to:

Lorraine Berterotti
1701 Los Osos Valley Rd., #37
Los Osos, CA 93402

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on November 23, 2011, by and between PLACER FORECLOSURE, INC., a California corporation, as Trustee, party of the first part, and LORRAINE I. BERTEROTTI and DAVID CARL BERTEROTTI, Co-Trustees of THE BERTEROTTI FAMILY TRUST dated 6/9/1980, party of the second part, whose address is: 1701 Los Osos Valley Rd., Los Osos, CA 93402.

W I T N E S S E T H:

WHEREAS, JEFF LARGE, an unmarried man, executed a Promissory Note payable to the order of LORRAINE I. BERTEROTTI and DAVID CARL BERTEROTTI, Co-Trustees of THE BERTEROTTI FAMILY TRUST dated 6/9/1980, in the principal sum of \$70,000.00, and bearing interest, and as security for the payment of said Promissory Note said JEFF LARGE, an unmarried man, as Trustor, executed a certain Deed of Trust to PLACER TRUSTEE SERVICES, Trustee for LORRAINE I. BERTEROTTI and DAVID CARL BERTEROTTI, Co-Trustees of THE BERTEROTTI FAMILY TRUST dated 6/9/1980, Beneficiary, which



Deed of Trust was dated April 21, 2006, and was recorded April 28, 2006, as Document No. 0673723, Official Records, Douglas County, Nevada; and

WHEREAS, the terms of said Promissory Note and the Deed of Trust secured thereby, were amended and modified pursuant to that certain Agreement Regarding Postponement of Trustee's Sale dated December 8, 2009, and executed by Trustor and Beneficiary herein; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the balance of principal and interest due on April 1, 2011; and

WHEREAS, LORRAINE I. BERTEROTTI and DAVID CARL BERTEROTTI, Co-Trustees of THE BERTEROTTI FAMILY TRUST dated 6/9/1980, executed and acknowledged a Notice of Default and Election To Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded July 20, 2011, as Document No. 786671, Official Records, Douglas County, Nevada; and

WHEREAS, on July 27, 2011, a copy of said Notice of Default and Election To Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, by direction of LORRAINE I. BERTEROTTI and DAVID CARL BERTEROTTI, Co-Trustees of THE BERTEROTTI FAMILY TRUST dated 6/9/1980, the said PLACER FORECLOSURE, INC., Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by law that it would on the 23rd day of November, 2011, at the hour of 1:00 o'clock P.M., at the entrance to the Courthouse located at 1625 8th Street, in Minden, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Sale was recorded on October 31, 2011, as Document No. 791744, Official Records, Douglas County, Nevada; that said Notice of Sale was published in the Record Courier in its issues



dated November 2, 2011, November 9, 2011 and November 16, 2011, and said Notice of Sale was posted in a public place, namely, at the Judicial and Law Enforcement Center, at 1625 8th Street, Minden, Nevada, on October 27, 2011; and

WHEREAS, on October 28, 2011, a copy of said Notice of Sale was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, at the time and place so set for said sale said parties of the second part did bid the sum of EIGHTY-EIGHT THOUSAND SEVEN HUNDRED FORTY-SEVEN AND 95/100 DOLLARS (\$88,747.95) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$88,747.95, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the party of the second part, and to their heirs, successors, and assigns, all that certain real property situate in Douglas County, State of Nevada, that is described as follows:

Parcel B of Map recorded November 21, 1977, in Book 1177, Page 1314, as Document No. 15234, being a Parcel Map of Lot 438, as shown on the Second Amended Map of Summit Village filed in the office of the County Recorder of Douglas, Nevada, on January 13, 1959, in Book 1 of Maps, as Document No. 43419, Official Records.


TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs, successors, and assigns forever.



IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

PLACER FORECLOSURE, INC., a California corporation, registered as a foreign corporation under the laws of the State of Nevada, dba PLACER TRUSTEE SERVICES

By:  _____

Its: Ron Robbins, President

State of California
County of Placer

On Dec. 16, 2011 before me, Shannon Winford, Notary Public, personally appeared Ron Robbins, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Shannon Winford
Signature of Notary Public

